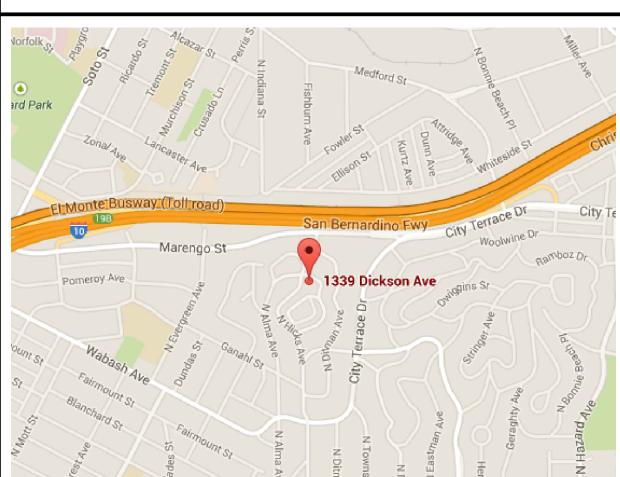
# MANDEL RESIDENCE: GRADING, DRAINAGE, & EROSION CONTROL PLANS



MARGOT MANDEL 3002 SEQUIT DRIVE MALIBU CA, 90265 818.634.8315

PROJECT DESIGNER VITUS MATARE & ASSOCIATES, INC P.O. BOX 1204 MALIBU, CA 90265

CIVIL ENGINEER JAMES TUCHSCHER, P.E. TEG, INC. 5318 E. 2ND ST, #539 LONG BEACH, CA 90803 310.613.9980

GRADING GENERAL NOTES

FOR ALL STANDARD RETAINING WALLS.

GREATER.

3) NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING 12) THE STANDARD RETAINING WALL DETAILS SHOWN ON THE

JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE 13) A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM

TITLE ARE SOLEY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS COUNTY OF LOS ANGELES BUILDING CODE.

11)NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE

22.56 OF THE COUNTY OF LOS ANGELES ZONING CODE. THE

PROTECTED ZONE OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER

PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN

OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE

THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS

GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING

GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED

POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER

SECTION J101.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

BURROWING RODENTS AND AT FIRST EVIDENCE OF THEIR EXISTENCE

FOLLOWING YEAR, SEPARATE UPDATED PLANS FOR EROSION CONTROL

MUST BE SUBMITTED PRIOR TO OCTOBER PER SECTION J111.3 OF THE

SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS

RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR

APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY

SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING

OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF

CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE

OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF

SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL

14) TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE

REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR

GENERAL GEOTECHNICAL NOTES

2) GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC

INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY

B) THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING

THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT

AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS

4) ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING

FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN

ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE

5) FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED

5) BUILDING PADS LOCATED IN CUT/FILL TRANSITION AREAS SHALL BE

OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE

PRIOR TO THE PLACING OF STEEL OR CONCRETE.

PROPOSED BOTTOM OF FOOTING.

PROVISIONS (SECTION J105.12 OF THE COUNTY OF LOS ANGELES

BUILDING CODE). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE

GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW

AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER,

BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE

GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC

MAP MUST INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A

SECTION. (900 S. FREMONT, ALHAMBRA CA 91803-3RD FLOOR).

INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS

APPROVED GRADING PLANS AND SPECIFICATIONS.

CODE REQUIREMENTS.

AND APPROVAL.

1) ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS

INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE

14) IF GRADING AUTHORIZED BY THIS PLAN IS TO EXTEND

WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE

**SURVEYOR** A&A SURVEYING CO. 9625 HAYVENHURST AVENUE NORTHRIDGE, CA 91343 818.891.0974

GEOTECHNICAL ENGINEER SOUTHWEST GEOTECHNICAL, INC 21704 W. GOLDEN TRIANGLE RD. SUITE #425 SANTA CLARITA, CA 91350 661.222.9544

3004 SEQUIT DRIVE MALIBU, CA 90265

LEGAL DESCRIPTION ASSESSOR ID#: 4457-016-064 PLANNING INFORMATION

ZONING: RR1 INTENDED LAND USE: **CERTIFICATE OF COMPLIANCE:** PP# PLOT PLAN NUMBER: CUP# CONDITIONAL USE PERMIT:

OTP# OAK TREE PERMIT: CALIFORNIA COASTAL COMMISSION AREA APPROVED VOLUME:

RAIN BARREL LOCATION: 34.04337, =118.74252 15 GALLON TREES: 34.04319, -118.74250

EXISTING IMPERMEABLE: 0 SQ.FT. PROPOSED IMPERMEABLE: 3800 SQ.FT.

COASTAL DEVELOPMENT PERMIT: CDP#

POST CONSTRUCTION BMP FEATURES

GRADING INFORMATION GRADING PERMIT APPLICATION#:

TOTAL GRADING:

544 CUYD 0 CUYD **REMOVE AND RECOMPACT:** 0 CUYD

**EXPORT LOCATION:** PUENTE HILLS LANDFILL 1310 CROSSROADS PARK SOUTH

CITY OF INDUSTRY TOTAL DISTURBED AREA: 8500 SQ.FT. TOTAL PROPOSED LANDSCAPE AREA:

**TOTAL TURF AREA:** TOTAL DROUGHT TOLERANT LANDSCAPING AREA:

PRE-DEVELOPMENT IMPERVIOUS AREA: 0 SQ.FT./0.0 ACRES POST-DEVELOPMENT IMPERVIOUS AREA: 3800 SQ.FT./0.1 ACRES

544 CUYD

CONSTRUCTION & DEMOLITION DEBRIS RECYCLING AND REUSE PLAN RPP ID:

**DESCRIPTION** TITLE PAGE **EXISTING SITE PLAN** GRADING PLAN **DRAINAGE PLAN** GRADING SECTIONS CIVIL DETAILS WET WEATHER EROSION CONTROL PLAN

**VICINITY MAP** 

GRADING GENERAL NOTES

MUST BE APPROVED BY THE BUILDING OFFICIAL.

NOTED ON THESE PLANS.

MEETING.

1) ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2014

COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL

WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY

ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS

OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE

THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT:

OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS

ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR

4) APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN

ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE

STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE

5) ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH

COUNTY OF LOS ANGELES CODE, TITLE 12, SECTION 12.12.030 THAT

CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION

AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM.

6) CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH

AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND

DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR

A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING

RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN

IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE

LOCATED, OCCUR UNTIL THE FOLLOWING MEASURES HAVE BEEN TAKEN:

DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS

DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE

MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR

7) THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY

8) ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE

FOR THE ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE MAY BE

REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON

9) A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS

SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED

MUST IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT

USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY A FIELD

ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED

BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND

APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS

DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS

OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE

A. THE COUNTY CORONER HAS BEEN INFORMED AND HAS

B. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE

AND ANY ASSOCIATED GRAVE GOODS.

ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.

AND ON SUNDAYS AND HOLIDAYS.

REQUIRED, AND

OF THE PERMITTEE.

THE SITE AT ALL TIMES.

RESTRICTED USE AREAS SHALL BE STAKED.

REQUEST.

IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO

AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS

ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES

REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER

FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING

OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE

PROJECT DIRECTORY

INSPECTION NOTES

1) THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK (SECTION J105.7 OF THE BUILDING

A. PRE-GRADE - BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.

B. INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.

C. ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED, DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE, AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.

D.FINAL - WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES INSTALLED, SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED

THROUGH THE RAINY SEASON, NOVEMBER 1 THROUGH APRIL 15 OF THE 2) IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

> 3) UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES", SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:

1.BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;

2. MONTHLY, AT ALL OTHER TIMES; AND 3. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING

OFFICIAL. SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE

BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT

HTTP://DPW.LACOUNTY,GOV/BSD/DG/DEFAULT.ASPX. "REPORT OF GRADING ACTIVITIES" MAY BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK ORDER".

4) ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

5) THE GRADING CONTRACTOR SHALL SUBMIT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.

6) FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

### DRAINAGE NOTES

1) ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.

2) PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL

3) ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

# FILL NOTES

1) ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA: A. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW

PROJECT INFORMATION

FINISH GRADE. B. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

THE RELATIVE COMPACTION SHALL BE DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE: WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED.

2) FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.

3) SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:

A.ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT. B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED. C.ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION

D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF

4) SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTH PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

A. PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO

B. SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE. C. FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.

5) FILL SHALL NOT BE PLANTED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS" ASTM D-2974-87 ON 1 ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.

6) ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENTS HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OR ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.

7) CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1. (SECTION OF THE COUNTY AGENCY NOTES OF LOS ANGELES BUILDING CODE).

8) CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (SECTION OF J107.2 OF THE COUNTY OF LOS ANGELES **BUILDING CODE.)** 

9) ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS BUILT" GRADING

10) FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILLS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTS WILL HAVE EQUIVALENT EFFECT. (SECTION J107.5 OF THE COUNTY OF LOS

### PLANTING AND IRRIGATION NOTES 1) PLANTING AND IRRIGATION ON GRADED SLOPES MUST COMPLY WITH THE

FOLLOWING MINIMUM GUIDELINES:

A. THE SURFACE OF ALL CUT SLOPES MORE THAN 5 FEET IN HEIGHT AND FILL SLOPES MORE THAN 3 FEET IN HEIGHT SHALL BE PROTECTED AGAINST DAMAGE BY EROSION BY PLANTING WITH GRASS OR GROUNDCOVER PLANTS. SLOPES EXCEEDING 15 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH SHRUBS, SPACED AT NOT TO EXCEED 10 FEET ON CENTERS, OR TREES, SPACED AT NOT TO EXCEED 20 FEET ON CENTERS, OR A COMBINATION OF SHRUBS AND TREES AT EQUIVALENT SPACING, IN ADDITION TO THE GRASS OR GROUNDCOVER PLANTS. THE PLANTS SELECTED AND PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS OF THE SITE. PLANT MATERIAL SHALL BE SELECTED WHICH WILL PRODUCE A COVERAGE OF PERMANENT PLANTING EFFECTIVELY CONTROLLING EROSION. CONSIDERATION SHALL BE GIVEN TO DEEP-ROOTED PLANTING MATERIAL NEEDING LIMITED WATERING, MAINTENANCE, HIGH ROOT TO SHOOT RATIO, WIND SUSCEPTIBILITY AND FIRE-RETARDANT CHARACTERISTICS. (SECTION J110.3

OF THE COUNTY OF LOS ANGELES BUILDING CODE.) NOTE: PLANTING MAY BE MODIFIED FOR THE SITE IF SPECIFIC RECOMMENDATIONS ARE PROVIDED BY BOTH THE SOILS ENGINEER AND A LANDSCAPE ARCHITECT. SPECIFIC RECOMMENDATIONS MUST CONSIDER SOILS AND CLIMATIC CONDITIONS, IRRIGATION REQUIREMENTS, PLANTING METHODS, FIRE RETARDANT CHARACTERISTICS, WATER EFFICIENCY, MAINTENANCE NEEDS, AND OTHER REGULATORY REQUIREMENTS. RECOMMENDATIONS MUST INCLUDE A FINDING THAT THE ALTERNATIVE PLANTING WILL PROVIDE A PERMANENT AND EFFECTIVE METHOD OF EROSION CONTROL. MODIFICATIONS TO PLANING MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION.

B. SLOPES REQUIRED TO BE PLANTED SHALL BE PROVIDED WITH AN APPROVED SYSTEM OF IRRIGATION THAT IS DESIGNED TO COVER ALL PORTIONS OF THE SLOPE. IRRIGATION SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. A FUNCTIONAL TEST OF THE SYSTEM MAY BE REQUIRED. FOR SLOPES LESS THAN 20 FEET IN VERTICAL HEIGHT, HOSE BIBS TO PERMIT HAND WATERING WILL BE ACCEPTABLE IF SUCH HOSE BIBS ARE INSTALLED AT CONVENIENTLY ACCESSIBLE LOCATIONS WHERE A HOSE NO LONGER THAN 50 FEET IS NECESSARY FOR IRRIGATION. THE REQUIREMENTS FOR PERMANENT IRRIGATION SYSTEMS MAY BE MODIFIED UPON SPECIFIC RECOMMENDATION OF A LANDSCAPE ARCHITECT OR EQUIVALENT AUTHORITY THAT, BECAUSE OF THE TYPE OF PLANTS SELECTED, THE PLANTING METHODS USED AND THE SOIL AND CLIMATIC CONDITIONS AT THE SITE, IRRIGATION WILL NOT BE NECESSARY FOR THE MAINTENANCE OF THE SLOPE PLANTING. (SECTION J110.4 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) C. OTHER GOVERNMENTAL AGENCIES MAY HAVE ADDITIONAL REQUIREMENTS FOR LANDSCAPING AND IRRIGATION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE WITH OTHER AGENCIES TO MEET THEIR REQUIREMENTS WHILE MAINTAINING

2) THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL GRADING APPROVAL ALL REQUIRED SLOPE PLANTING MUST BE WELL ESTABLISHED (SECTION J110.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE).

COMPLIANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODE.

3) LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES. (TITLE 31, SECTION 5.407.2.1).

4) PRIOR TO ROUGH GRADE APPROVAL THIS PROJECT REQUIRES A LANDSCAPE PERMIT. LANDSCAPE PLANS IN COMPLIANCE WITH THE "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" TITLE 23, CHAPTER 2.7 OF THE CALIFORNIA CODE OF REGULATIONS (AB 1881) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT DIVISION. (900 S. FREMONT AVE, ALHAMBRA - 3RD FLOOR, CA 91803 (626) 458-4921) TO OBTAIN LANDSCAPE PERMIT APPROVED PLANS AND WATER PURVEYOR ACKNOWLEDGEMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.

 AN ENCROACHMENT PERMIT FROM THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS ENCROACHMENT PERMIT.

2) AN ENCROACHMENT PERMIT/CONNECTION PERMIT IS REQUIRED FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT FOR ALL WORK WITHIN THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT RIGHT OF WAY. ALL WORK SHALL CONFORM TO CONDITIONS SET BY THE

3) PERMISSION TO OPERATE IN VERY HIGH FIRE HAZARD SEVERITY ZONE MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU OF THE LOCATION FIRE STATION PRIOR TO COMMENCING WORK.

4) ALL CONSTRUCTION/DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AQMD RULE 403 FOR FUGITIVE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AQMD'S WEBSITE HTTP://WWW.AVAGMD.COM.

# BEST MANAGEMENT PRACTICE NOTES:

1) EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.

SHEET INDEX

2) ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.

3) STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR

4) FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

5) EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

6) TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY

7) SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

8). ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED. SO A TO INHIBIT EROSION BY WIND AND WATER.

9) AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME:		
SIGNATURE:	DATE:	

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BMP HANDBOOK, NOVEMBER 2009, OF THE LATEST REVISED EDITION, MAY APPLY DURING CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL

**EROSION CONTRO** 

EC-3 HYDRAULIC MULCH EC-4 HYDROSEEDING EC-5 SOIL BINDERS EC-6 STRAW MULCH EC-7 GEOTEXTILES & MATS EC-8 WOOD MULCHING

FC-9 FARTH DIKES AND DRAINAGE SWALES EC-2 PRESERVATION OF EXISTING VEGETATION EC-10 VELOCITY DISSIPATION DEVICES EC-12 STREAMBANK STABILIZATION EC-14 COMPOST BLANKETS EC-15 SOILS PREPARATION/ROUGHENING EC-16 NON-VEGETATED STABILIZATION

## FMPORARY SEDIMENT CONTRO

SF-2 SEDIMENT BASIN SE-3 SEDIMENT TRAP SE-4 CHECK DAM SE-5 FIBER ROLLS SE-6GRAVEL BAG BERM SE-7 STREET SWEEPING AND VACUUMING

SE-10 STORM DRAIN INLET PROTECTION SE-11 ACTIVE TREATMENT SYSTEMS SE-12 TEMPORARY SILT DIKE SE-13 COMPOST SOCKS & BERMS SE-14 BIOFILTER BAGS

SE-8 SANDBAG BARRIER

SF-9 STRAW BALE BARRIER

## WIND EROSION CONTRO

C-1 STABILIZED CONSTRUCTION ENTRANCE EXIT TC-2 STABILIZED CONSTRUCTION ROADWAY TC-3 ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT NS-1 WATER CONSERVATION PRACTICES NS-2 DEWATERING OPERATIONS

NS-3 PAVING AND GRINDING OPERATIONS NS-4 TEMPORARY STREAM CROSSING NS-5 CLEAR WATER DIVERSION NS-6 ILLICIT CONNECTION/DISCHARGE NS-7 POTABLE WATER/IRRIGATION NS-8 VEHICLE AND EQUIPMENT CLEANING

NS-10 VEICLE AND EQUIPMENT MAINTENANCE NS-11 PILE DRIVING OPERATIONS NS-12 CONCRETE CURING NS-13 CONCRETE FINISHING NS-14 MATERIAL AND EQUIPMENT USE NS-15 DEMOLITION ADJACENT TO WATER NS-16 TEMPORARY BATCH PLANTS

NS-9 VEHICLE AND EQUIPMENT CLEANING

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL WM-7 CONTAMINATION SOIL MANAGEMENT WM-2 MATERIAL USE WM-3 STOCKPILE MANAGEMENT WM-8 CONCRETE WASTE MANAGEMENT WM-4 SPILL PREVENTION AND CONTROL WM-9 SANITARY/SEPTIC WASTE MANAGEMENT WM-5 SOLID WASTE MANAGEMENT WM-10 LIQUID WASTE MANAGEMENT

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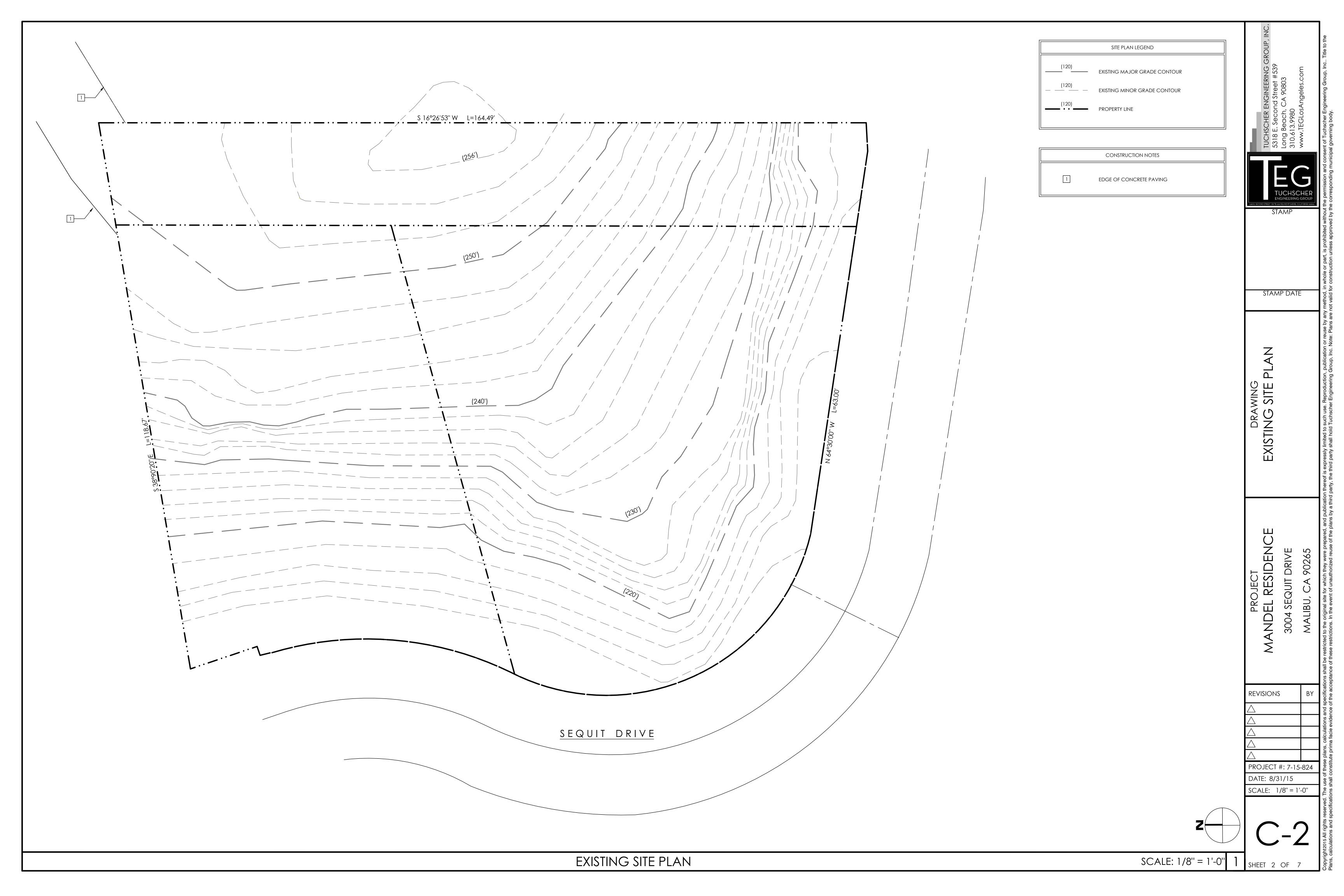
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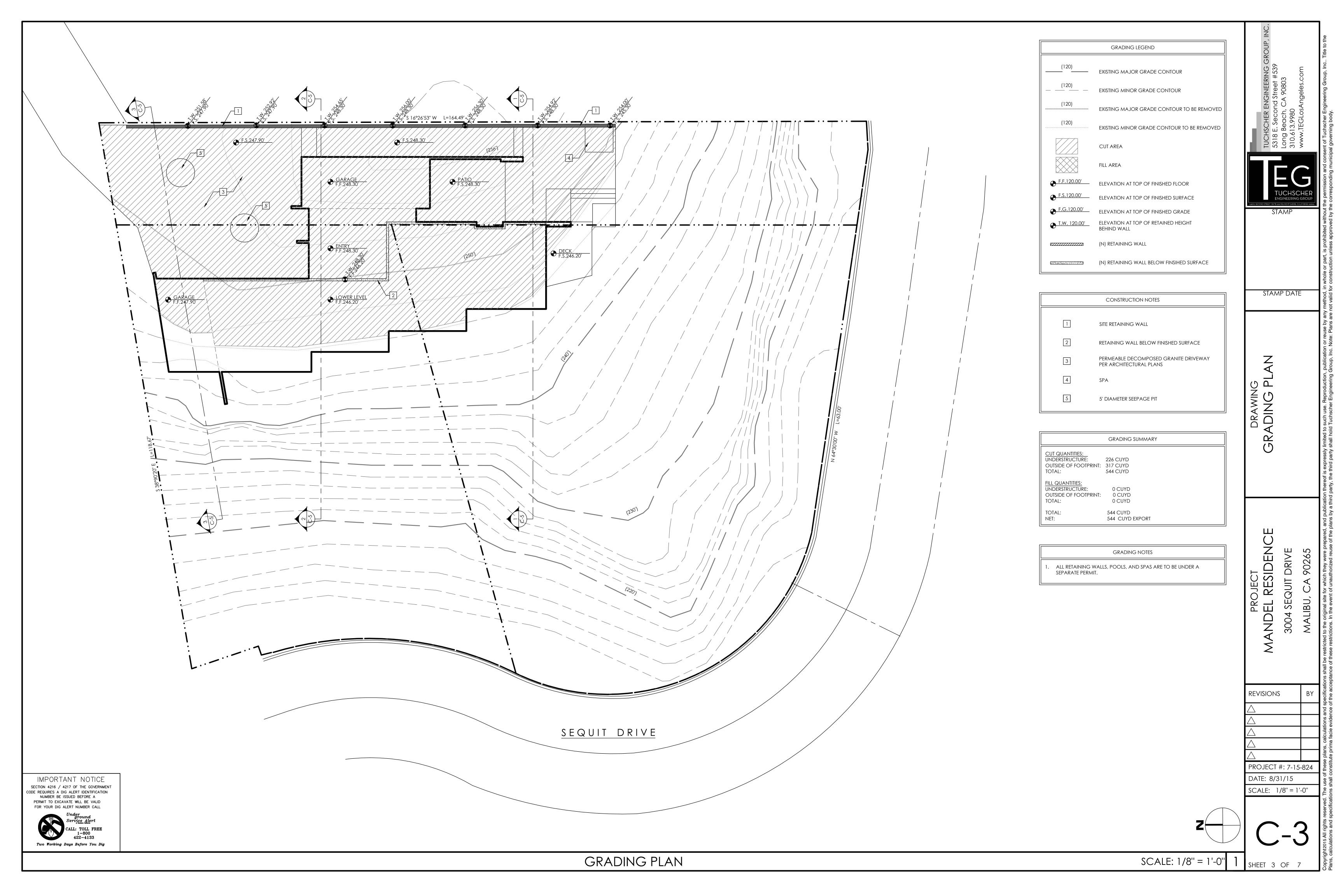
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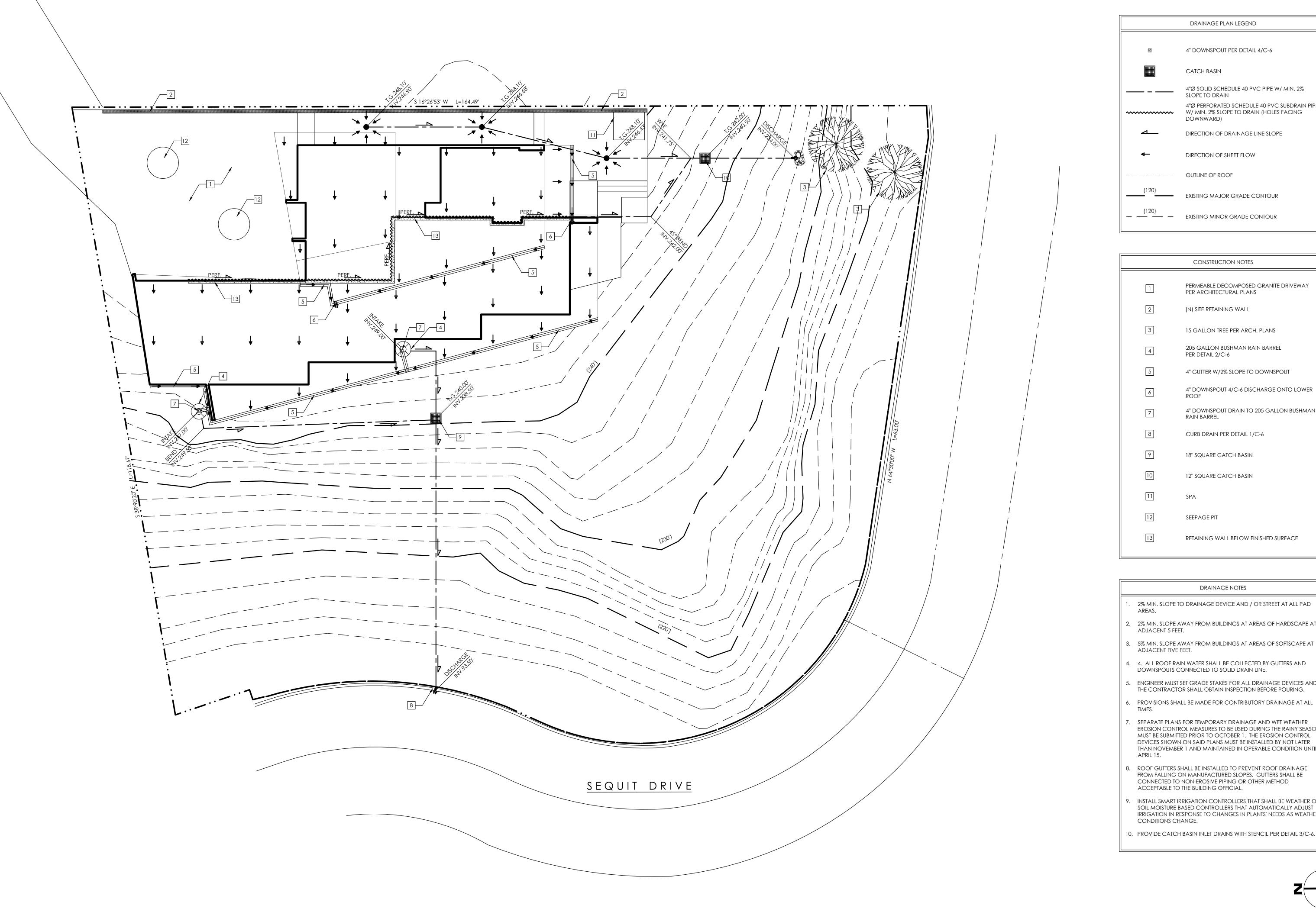
REVISIONS PROJECT #: 7-15-824

DATE: 8/31/15 CALE: NTS

GENERAL NOTES







DRAINAGE PLAN

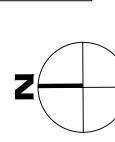
DRAINAGE PLAN LEGEND 4" DOWNSPOUT PER DETAIL 4/C-6 CATCH BASIN 4"Ø SOLID SCHEDULE 40 PVC PIPE W/ MIN. 2% SLOPE TO DRAIN 4"Ø PERFORATED SCHEDULE 40 PVC SUBDRAIN PIPE W/ MIN. 2% SLOPE TO DRAIN (HOLES FACING DOWNWARD) DIRECTION OF DRAINAGE LINE SLOPE DIRECTION OF SHEET FLOW ---- OUTLINE OF ROOF \_\_\_\_\_(120) \_\_\_\_\_ EXISTING MAJOR GRADE CONTOUR — (120) — EXISTING MINOR GRADE CONTOUR

CONSTRUCTION NOTES		
1	PERMEABLE DECOMPOSED GRANITE DRIVEWAY PER ARCHITECTURAL PLANS	
2	(N) SITE RETAINING WALL	
3	15 GALLON TREE PER ARCH. PLANS	
4	205 GALLON BUSHMAN RAIN BARREL PER DETAIL 2/C-6	
5	4" GUTTER W/2% SLOPE TO DOWNSPOUT	
6	4" DOWNSPOUT 4/C-6 DISCHARGE ONTO LOWER ROOF	
7	4" DOWNSPOUT DRAIN TO 205 GALLON BUSHMAN RAIN BARREL	
8	CURB DRAIN PER DETAIL 1/C-6	
9	18" SQUARE CATCH BASIN	
10	12" SQUARE CATCH BASIN	
	SPA	
12	SEEPAGE PIT	
[13]	RETAINING WALL BELOW FINISHED SURFACE	

### DRAINAGE NOTES

- 2% MIN. SLOPE TO DRAINAGE DEVICE AND / OR STREET AT ALL PAD AREAS.
- 2. 2% MIN. SLOPE AWAY FROM BUILDINGS AT AREAS OF HARDSCAPE AT
- 3. 5% MIN. SLOPE AWAY FROM BUILDINGS AT AREAS OF SOFTSCAPE AT
- 4. 4. ALL ROOF RAIN WATER SHALL BE COLLECTED BY GUTTERS AND DOWNSPOUTS CONNECTED TO SOLID DRAIN LINE.
- ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE POURING.

- EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL
- ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
- INSTALL SMART IRRIGATION CONTROLLERS THAT SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER
- 10. PROVIDE CATCH BASIN INLET DRAINS WITH STENCIL PER DETAIL 3/C-6.



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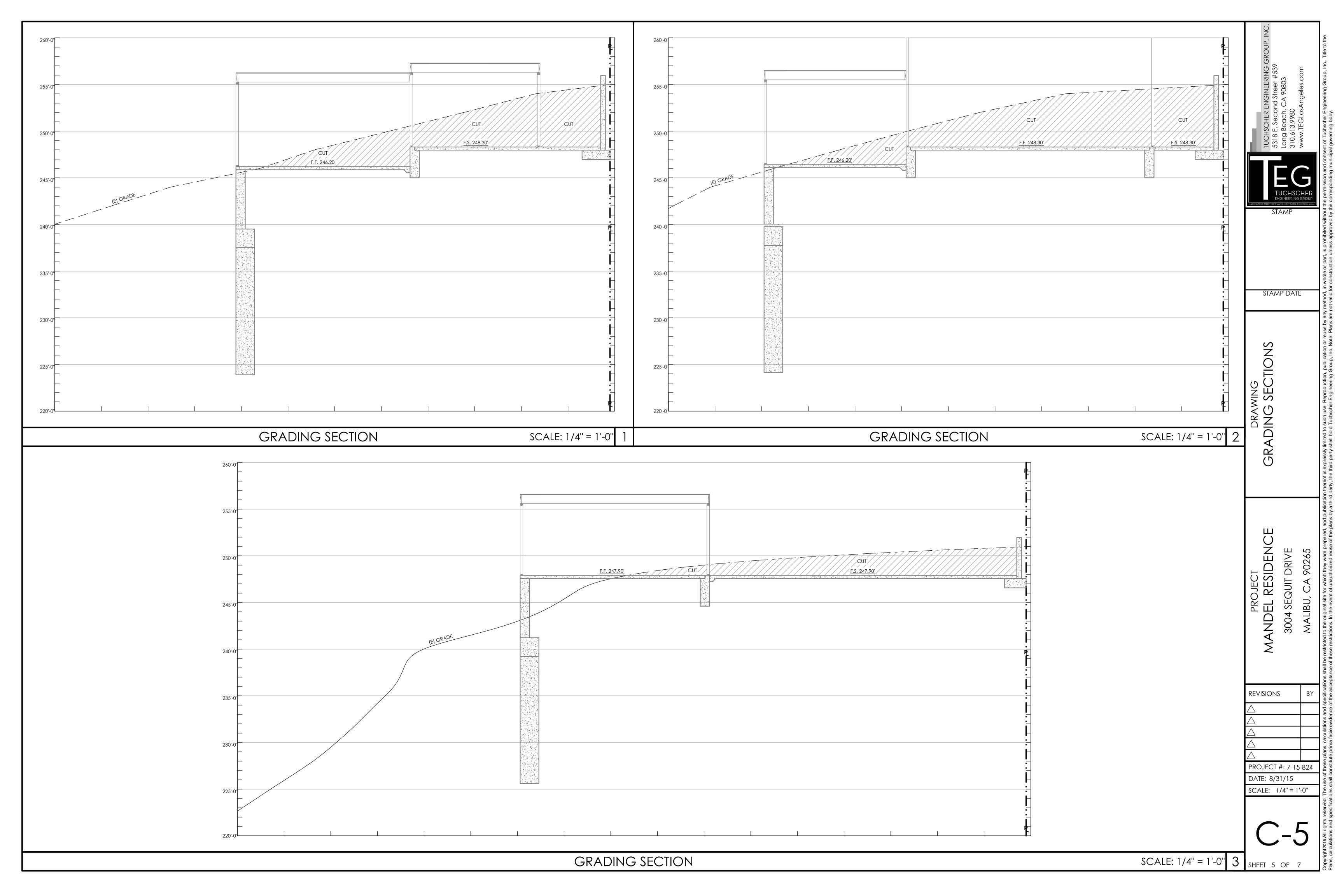
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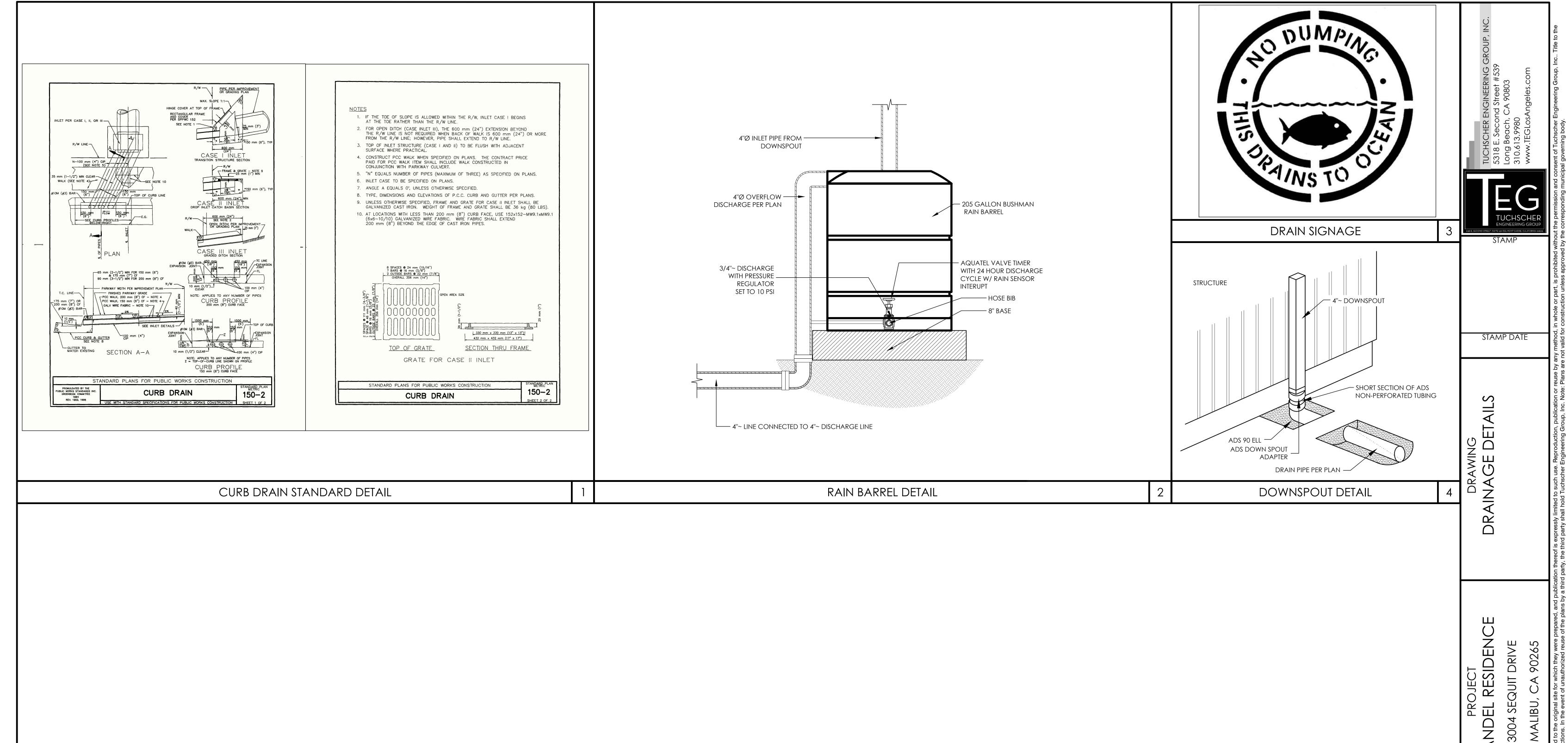
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PROJECT MANDEL RESIDENCE

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SCALE: 1" = 1'-0"

